



City of Alameda • California

DESIGN REVIEW APPROVAL NOTICE

This is to inform you that on April 22, 2015, the City of Alameda approved Design Review Application No. **PLN15-0083** at 2615 Buena Vista Avenue. This determination has been made following a review for consistency with the City of Alameda's Development Regulations and Design Review Manual.

Project Description: The project consists of an approximately 235 sq. ft. second-story addition above an existing attached garage. The project also consists of the conversion of an 86 sq. ft. portion of the existing garage as part of the ground floor living area. The project will result in the addition and replacement of 15 windows and 2 doors on the front and west elevations. The project is located within an R-2 (Two Family Residential) zoning district.

This project is subject to the following conditions of approval, which shall be placed on the first page of the building permit plan set under a heading titled "CITY OF ALAMEDA, DESIGN REVIEW CONDITIONS OF APPROVAL":

- (1) This approval is valid for two years and will expire on April 22, 2017 unless construction has commenced under valid permits. *Please note: The approval may be extended to April 22, 2019 upon submittal of an extension request and the associated fee. Design Review approval may be extended upon application for up to (2) additional years from the date of expiration.*
- (2) The plans submitted for building permit and construction shall be in substantial compliance with plans prepared by Michael Hartigan, AIA, received on April 1, 2015 and on file in the office of the City of Alameda Community Development Department, except as modified by the conditions listed in this letter.
- (3) This approval is limited to the scope of the project defined in the project description and does not represent a recognition and/or approval of any work completed without required City permits.
- (4) A copy of this Design Review Approval Notice shall be printed on the cover of the final Building Permit plans.
- (5) Building Permit plans shall incorporate the approved window schedule.
- (6) New exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.
- (7) The applicant shall provide landscaping of sufficient height along the west and rear property lines deemed sufficient to provide adequate screening, to mitigate potential privacy impacts. The applicant shall submit a final landscaping plan, for review prior to issuance of the building permits.
- (8) A site inspection to determine compliance with this Design Review Approval is required prior to the final building inspection and/or to the issuance of a Certificate of Occupancy.

The applicant shall notify the Community Development Department at least four days prior to the requested Planning Inspection dates.

- (9) The final plans submitted for Building Permit approval shall conform to all applicable codes and guidelines.
- (10) Any additional exterior changes shall be submitted to the Community Development Department for review and approval prior to construction.
- (11) Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Planning Board and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda, Alameda City Planning Board and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

Environmental Determination:

This project is a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301 - Existing Facilities – operation, permitting or leasing of existing private structures involving negligible or no expansion of use beyond that which exists. The project is a small addition within the existing building footprint. The height of the addition will not exceed the height of the existing building.

Findings:

- (1) The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual, because the proposed new construction is compatible in design and use of materials with the existing building and surrounding neighborhood.
- (2) The proposed design is appropriate for the site, is compatible with adjacent or neighboring buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses. This project involves an approximately 235 sq. ft. second-story addition and an 86 sq. ft. garage conversion to ground floor living area. The second story addition, located above the attached garage of an existing single family home, does not expand the existing building footprint. Furthermore, the height of the addition at 18 feet, 6 inches is less than the height of the existing home at 32 feet, 5 inches, and therefore maintains the existing character of the building. The windows of the proposed second story addition are located at least 11 feet 5 inches from the neighbor to the west and at least 30 feet from the neighbor to the rear. The windows are not aligned vertically and do not provide a direct view into the adjacent

homes. The second story addition is partially screened by vines growing above an existing 6' fence. The project proposes to provide a 6' high privacy screen on the second story deck. A condition of approval will require the applicant to plant trees to provide sufficient screening along the west and rear property lines to minimize privacy concerns from the adjacent neighbor. Therefore, the proposed project is compatible with adjacent or neighboring buildings.

- (3) The proposed design of the structure, exterior materials and landscaping are visually compatible with the surrounding development, and design elements have been incorporated to ensure the compatibility of the structure with the character and uses of adjacent development. The proposed addition is designed to match the existing building and it will utilize the same materials of the building which are also compatible with the design elements found on residential buildings in the neighborhood. The second story addition is also subordinate to the existing building and does not compete with the character defining features of the front elevation. Overall, the addition and improvements fit in with the size and appearance of the existing building
- (4) Shading and View Blockage: Pursuant to AMC 30-5.7 (k) & (l), additions with less than the required five-foot side yard setback may be approved provided the walls of the addition do not extend into the existing side yard setbacks established by the main building. The proposed second story addition is within the existing building footprint which is 3 feet from the side property line where a 5 foot minimum setback is required. There is also no scenic view being blocked from view as a result of the proposed addition. There are no adverse effects such as shading or view blockage that will occur on adjoining properties because the proposed second story addition utilizes a shed roof to minimize the height of the addition, and the effects of shading on the adjacent neighbor. Furthermore, the height of the proposal is approximately 14' below the height of the existing building, and the proposal is located approximately 11'5" to 13'5" from the neighboring residence to the west. The proposal is also approximately 30' from the property line of the neighbor to the rear.

A shadow study, submitted by the applicant on April 13, 2014, provided a shadow analysis for the project at 8:00 AM, 12:00 PM and 4:00 PM on June 21st and December 21st. The results indicate no effects from the proposal and that the shadows were a result of the existing portions of the home. Only two results at 8:00 AM in late June, and 12:00 PM in late December, showed that a minor shadow from the proposed addition would be cast upon the side yard of the adjacent neighbor to the west. The small shadow from the proposed addition located 3 feet from the property line is not a substantial increase from a shadow produced by the addition meeting the 5 foot setback. The neighboring home to the rear is not affected by any shadows generated by the proposed addition. Therefore, the results of the shadow study show that due to the distance between the homes, the angles of the sun, and the height of the existing portions of the home, there is no substantially adverse shade impacts to the adjacent neighbors from the proposal.

- (5) The project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties in that all rehabilitation and exterior modifications are consistent and compatible with the historic building's architectural style. The proposed project is consistent with the City's Design Review Manual and the Secretary of Interior's Standards for the rehabilitation of Historic properties. The proposed second story addition and conversion of the garage preserves the character of the building by locating the addition on the side elevation and does not materially alter or compete with any character defining features. The project complies with the Secretary of the Interior's Standards in that all rehabilitation and exterior modifications are consistent and compatible with the existing building, preserves its original architectural style, while distinguishing the old design from the new addition


Please Note - This is not a Building Permit:

This approval is for Design Review only. You must submit separate plans and a building permit application in addition to paying required fees in order for the project to move forward in the plan check process for issuance of a building permit. Information on Building Permits is available online at <http://alamedaca.gov/permits>.

This Decision May Be Appealed or Called for Review:

This Notice of Decision is required by Alameda Municipal Code (AMC) Section 30-36.3. An appeal of this decision may be made to the Planning Board within ten (10) calendar days from the date the notice of decision is mailed. The appeal must be made in writing on a form provided by the City stating in detail the factual basis for the appeal, and filed with applicable fees at the Permit Center, 2263 Santa Clara Ave, Room 190, Alameda, CA 94501. AMC Section 30-25 also allows the Planning Board or City Council to call a project for review, in which case the project will be scheduled for hearing at the next available Planning Board meeting. Therefore, this approval does not become final until the ten-day period lapses without an appeal or a call for review.

Approved: Andrew Thomas, City Planner

Per: 
Henry Dong, Project Planner

Date: April 22, 2015